

TO LET

**CHARACTERFUL COMMERCIAL PREMISES
974 SQ FT // 90.48 SQ M**

Unit 2 Guidepost, Naldred Farm Offices, Borde Hill Lane,
Haywards Heath, RH16 1XR



Summary

Available Size	974 sq ft
Rent	£20,500 per annum exclusive.
Business Rates	A Rateable Value of £12,750.
EPC Rating	D (99)

Location

Situated just outside of Haywards Heath town centre, only 2 miles from the mainline railway station. Haywards Heath is an affluent commuter town located approximately 8 miles south of Crawley/Gatwick airport and 12 miles north of Brighton, easily accessed via the A23 approximately 5 miles distant. Haywards Heath's mainline railway station offers direct services to London terminals in approximately 44 minutes.

Naldred Farm Offices are positioned within a picturesque setting, framed within expansive farmland. This property provides a combination of a rural setting with good accessibility to nearby towns and road networks.

Description

Unit 2 Guidepost is an end of terrace building with stone walls and covered by a pitched roof providing a light and airy environment. The building is set within a working farm complex and adjoins a number of commercial properties of varying uses. Internally, this attractive building is currently configured to provide predominately open plan office accommodation over the ground and first floors.

The ground floor benefits from a kitchen and separate WC facilities to the rear, 3 separate pedestrian doors, carpeting and high-level perimeter trunking. The first floor is accessible via an internal staircase and provides further office accommodation, currently arranged to include two partitioned areas, one utilised as a meeting room and the other for storage. This floor benefits from wooden flooring and enjoys picturesque views over the surrounding farmland. Gas is supplied to the property which will be recharged to the Tenant on usage. Parking is available onsite.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
First Floor	508	47.19
Ground Floor	466	43.29
Total	974	90.48

Terms

A new lease to be agreed on a full repairing basis.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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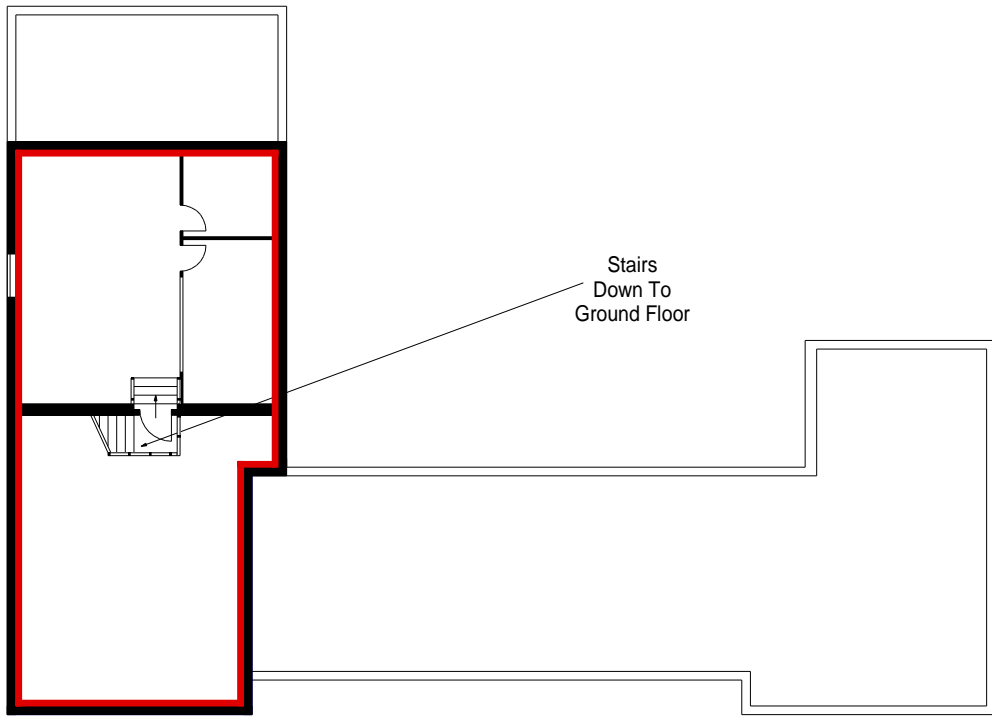


Crickmay Chartered Surveyors
7 Muster Green, Haywards Heath, West Sussex, RH16 4AP
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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

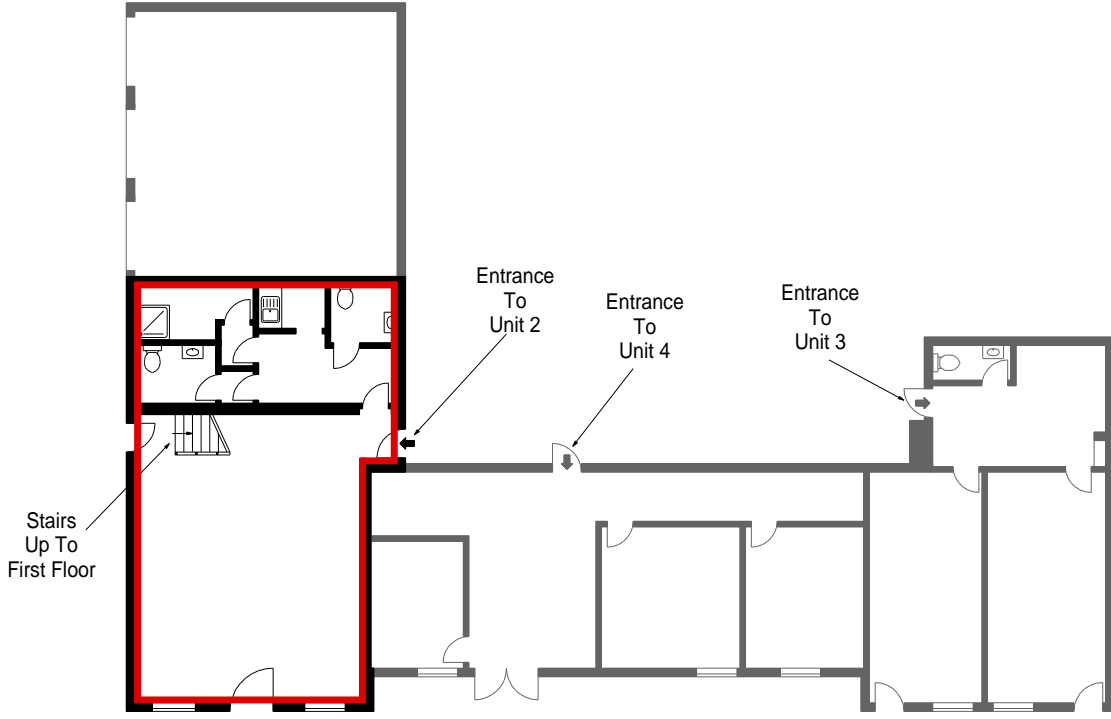






Stairs
Down To
Ground Floor

FIRST FLOOR



Stairs
Up To
First Floor

Entrance
To
Unit 2

Entrance
To
Unit 4

Entrance
To
Unit 3

GROUND FLOOR

APPROX. GROSS INTERNAL AREA *
1303 Ft² - 121 M²

Property Details:
UNIT 2
GUIDE HOUSE (MILL HOUSE)
BORDE HILL LANE
HAYWARDS HEATH
RH16 1XT



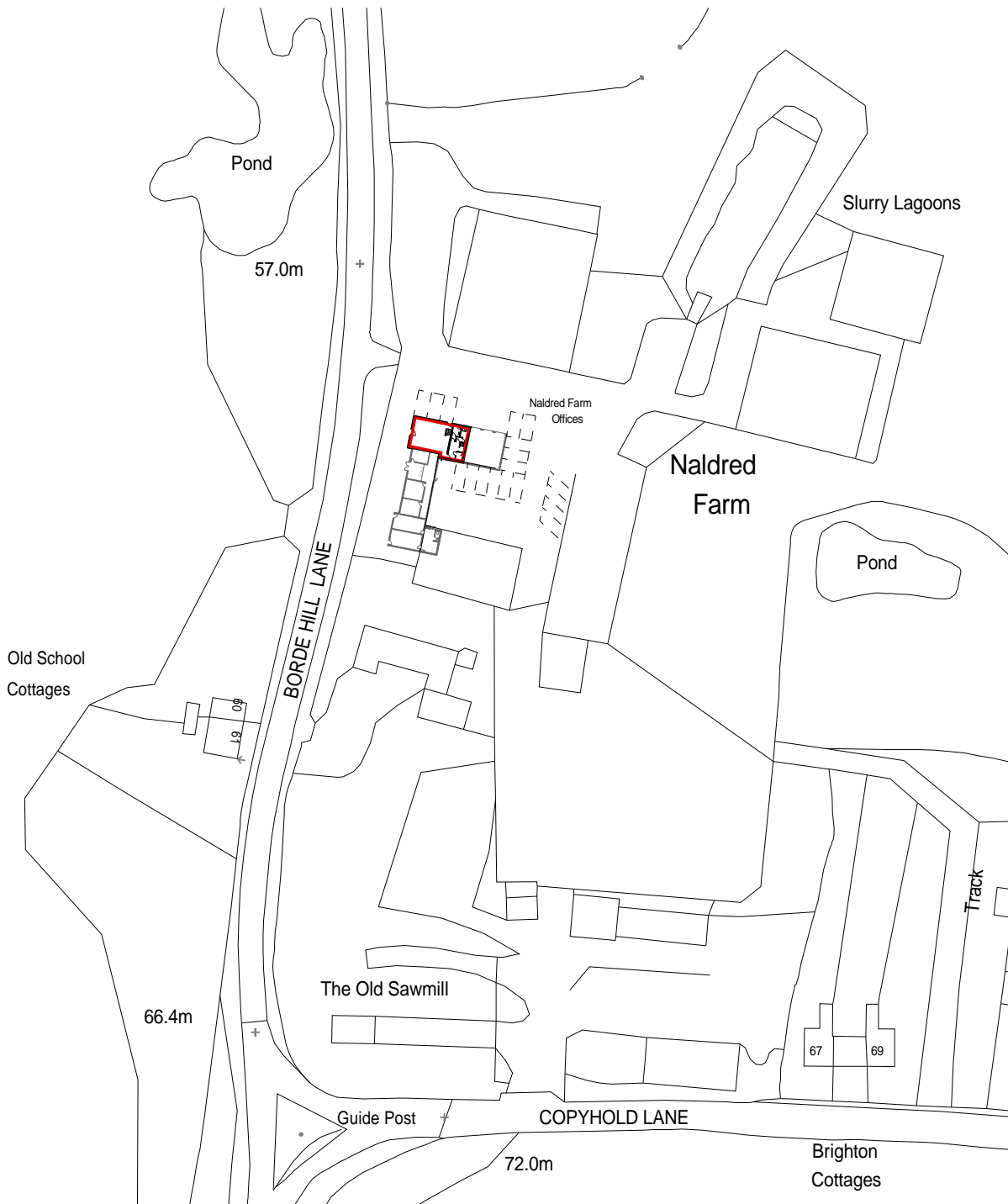
Surveyed and Drawn By:
BKR
Hideaway Work Space
1 Empire Mews
London
SW16 2BF

SCALE - 1:200 @ A4

REFERENCE NUMBER : 102134

Plans Drawn: 18.06.2021

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GUIDE HOUSE (MILL HOUSE)
BORDE HILL LANE
HAYWARDS HEATH
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